

WEST VALLEY CITY, UTAH
ORDINANCE NO. _____

Draft Dates: 11/20/08

Date Adopted: _____

Date Effective: _____

**AN ORDINANCE AMENDING SECTIONS 7-6-209, 7-6-210 AND
7-6-306 OF TITLE 7 OF THE WEST VALLEY CITY MUNICIPAL
CODE REGARDING CLARIFICATION OF ALLOWABLE
HEIGHT FOR STORAGE AREAS ABOVE ACCESSORY
BUILDINGS.**

WHEREAS, the City desires to amend Sections 7-6-209, 7-6-210 and 7-6-306 of Title 7 of the West Valley City Municipal Code regarding the height restrictions for accessory buildings in single family residential zoning districts; and

WHEREAS, this change would add language to the height restrictions that would limit storage area above accessory buildings to a maximum of five feet; and

WHEREAS, this change would also note that accessory buildings in the agricultural zones that have less than half an acre of property may use the same standards for accessory buildings in residential zones for setbacks, height restrictions, as well as area coverage on a lot; and

WHEREAS, the City Council of West Valley City, Utah, does hereby determine that it is in the best interests of the health, safety, and welfare of the citizens of West Valley City to amend Sections 7-6-209, 7-6-210 and 7-6-306 of Title 7 of the West Valley City Municipal Code to reflect these changes.

NOW, THEREFORE, BE IT ORDAINED by the City Council of West Valley City, Utah, as follows:

Section 1. Repealer. Any provision of the West Valley City Municipal Code found to be in conflict with this Ordinance is hereby repealed.

Section 2. Amendment. Sections 7-6-209, 7-6-210 and 7-6-306 of Title 7 of the West Valley City Municipal Code are hereby amended to read as follows:

7-6-209. SETBACK STANDARDS.

Existing agriculture lots which have an area less than one-half acre may apply the single family setback and area standards for accessory buildings. This exception does not apply to structures used for agriculture or the keeping of animals.

7-6-210. HEIGHT REGULATIONS.

(1) Residential main buildings and accessory buildings: Not more than two and one-half stories or 35 feet, or less than one story. Existing agriculture lots which have an area less than one-half acre may

apply the single family height regulations for accessory buildings.

(2) Transmission antennas: No restriction on height provided that the antennas shall be set back from all property lines a distance equal to the height of the antenna plus 30 feet.

(3) Agricultural and other main or accessory buildings: Not more than two and one-half stories or 35 feet.

7-6-306. HEIGHT RESTRICTIONS.

No building or structure shall be erected to a height greater than two and one-half stories or 30 feet. No dwelling shall be constructed to a height less than one story. Height of accessory buildings shall not exceed one story or 20 feet. For each foot of height over 14 feet, accessory buildings shall be set back from property lines an additional foot to allow a maximum height of 20 feet. Accessory buildings may have a maximum of two levels where the first level is a maximum of one story and the second level is used for overhead storage with maximum clear headroom of five (5) feet in height. Access to storage areas with the use of permanent stairs is prohibited.

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall take effect immediately upon posting as required by law.

PASSED and APPROVED this _____ day of _____, 2008.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER